

040.A

0001

0012.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

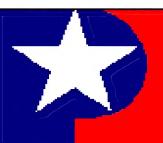
872,500 / 872,500

USE VALUE:

872,500 / 872,500

ASSESSED:

872,500 / 872,500



PROPERTY LOCATION

No	Alt No	Direction/Street/City
12-14		PARK ST, ARLINGTON

OWNERSHIP

Owner 1:	LEE BRIAN	Unit #:	12
Owner 2:	MOON SOOYUNG		
Owner 3:			

Street 1: 12 PARK ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry:		Own Occ: Y
Postal: 02474		Type:	

PREVIOUS OWNER

Owner 1:	HASSELL ALAN & ZWICK SUSAN -
Owner 2:	-

Street 1: 12-14 PARK ST UNIT 12

Twn/City: ARLINGTON

St/Prov: MA	Cntry:		
Postal: 02474		Type:	

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo TnHs. Building built about 2007, having primarily Clapboard Exterior and 3166 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	8021											G10					

IN PROCESS APPRAISAL SUMMARY

Legal Description										User Acct
										310333
										GIS Ref
										GIS Ref
										Insp Date
										05/31/18

Parcel ID 040.A-0001-0012.0

!15627!

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	856,800	0	.	.	856,800	856,800	Year End Roll	12/18/2019
2019	102	FV	835,700	0	.	.	835,700	835,700	Year End Roll	1/3/2019
2018	102	FV	759,300	0	.	.	759,300	759,300	Year End Roll	12/20/2017
2017	102	FV	679,700	0	.	.	679,700	679,700	Year End Roll	1/3/2017
2016	102	FV	679,700	0	.	.	679,700	679,700	Year End	1/4/2016
2015	102	FV	650,600	0	.	.	650,600	650,600	Year End Roll	12/11/2014
2014	102	FV	618,500	0	.	.	618,500	618,500	Year End Roll	12/16/2013
2013	102	FV	618,500	0	.	.	618,500	618,500		12/13/2012

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HASSELL ALAN &	70258-114		11/17/2017		926,000	No	No		
ROTHFUCH S DEVE	51703-73		9/19/2008		670,000	No	No		

BUILDING PERMITS

ACTIVITY INFORMATION

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/31/2018		Measured						DGM D Mann
4/18/2018		SQ Returned						EMK Ellen K
1/31/2009		Meas/Inspect						345 PATRIOT
1/21/2009		Missed Appt.						294 PATRIOT
1/8/2009		NEW CONDO						BR B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA

____/____/____

Total AC/Ha: 0.00000

Total SF/SM: 0

Parcel LUC: 102 Condo

Prime NB Desc: CND

Total:

Spl Credit

Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 8 - Condo TnHs.				Full Bath: 2	Rating: Very Good			OF=STALL SHOWER& 2ND SINK IN MBATH.									
Sty Ht: 2H - 2 & 1/2 Sty				A Bath:	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:												
Foundation: 1 - Concrete				A 3QBth:	Rating:												
Frame: 1 - Wood				1/2 Bath: 1	Rating: Very Good												
Prime Wall: 2 - Clapboard				A HBth:	Rating:												
Sec Wall:		%		OthrFix: 2	Rating: Very Good												
Roof Struct: 1 - Gable				OTHER FEATURES													
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Very Good												
Color: GRAY				A Kits:	Rating:												
View / Desir:				Frl:	Rating:												
GENERAL INFORMATION				WSFlue:	Rating:												
Grade: B- - Good (-)				CONDOS INFORMATION													
Year Blt: 2007	Eff Yr Blt:			Location:													
Alt LUC:		Alt %:		Total Units:													
Jurisdct: G10		Fact: .		Floor: M - Multi-Level													
Const Mod:				% Own: 50.000000000													
Lump Sum Adj:				Name:													
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN					
Avg Ht/FL: STD				Phys Cond: VG - Very Good	3.6 %			Exterior:		No Unit	RMS	BRS	FL				
Prim Int Wall: 1 - Drywall				Functional:		%		Interior:		1	7	4	M				
Sec Int Wall:		%		Economic:		%		Additions:									
Partition: T - Typical				Special:		%		Kitchen:									
Prim Floors: 3 - Hardwood				Override:		%		Baths:									
Sec Floors:		%		Total:	3.6 %			Plumbing:									
Bsmnt Flr: 12 - Concrete				CALC SUMMARY				Electric:									
Subfloor:				Basic \$ / SQ: 245.00				Heating:									
Bsmnt Gar: 1				Size Adj.: 0.77161610				General:									
Electric: 3 - Typical				Const Adj.: 0.99989998				COMPARABLE SALES				SUB AREA					
Insulation: 2 - Typical				Adj \$ / SQ: 189.027				Rate	Parcel ID	Typ	Date	Sale Price					
Int vs Ext: S				Other Features: 64908													
Heat Fuel: 2 - Gas				Grade Factor: 1.21													
Heat Type: 15 - H.V.A.C				NBHD Inf: 1.35000002													
# Heat Sys: 1				NBHD Mod:													
% Heated: 100		% AC: 100		LUC Factor: 1.00													
Solar HW: NO		Central Vac: NO		Adj Total: 905130													
% Com Wall		% Sprinkled:		Depreciation: 32585													
				Deprecated Total: 872546													
MOBILE HOME				WtAv\$/SQ:		AvRate:		Ind.Val:									
Make:		Model:															
SPEC FEATURES/YARD ITEMS				Juris. Factor:	1.00		Before Depr:	308.78									
Code	Description	A Y/S	Qty	Special Features:	0		Val/Su Net:	275.58									
Size/Dim	Qual	Con	Year	Final Total:	872500		Val/Su SzAd:	394.98									
Unit Price	D/S	Dep	LUC														
	JCod	JFact															
PARCEL ID 040.A-0001-0012.0																	
IMAGE																	
AssessPro Patriot Properties, Inc																	
More: N	Total Yard Items:																
	Total Special Features:																
	Total:																